

APPLICATION NUMBER: 24/00297/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00297/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 13.06.2024 EXT OF TIME 04.07.24

Address: Hardfield House Bowling Green Street Heywood Rochdale OL10 1DJ

Proposal: Change of use and conversion of existing dwelling to a house of multiple occupancy (8 bed HMO) with associated works including a replacement single storey side extension to form bedroom, refuse and bicycle store (part retrospective)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
-----	--	---

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: LA DATE: 03.07.24

SITE

The site is located at Hardfield House, Bowling Green Street. This is a three storey detached residential dwelling close to Heywood Town Centre. The dwelling is finished in white render and has a single storey garage attached. The garage has been demolished and replaced by a single storey extension and the dwelling has been rendered.

North of the site is a row of bungalows, east of the site is a used car dealership and an associated car park wrapping south of the site. West of the site is a detached two storey dwelling and bungalows. The site is within the Defined Urban Area.

PROPOSAL

The application seeks permission for the change of use from a dwelling to a house of multiple occupancy (8 bed HMO) with associated works including a replacement single storey side extension to form bedroom, refuse and bicycle store. HMOs for over 6 persons are considered large HMOs, and are sui generis in land use planning terms.

As existing the dwelling consists of five bedrooms, dining room, lounge, kitchen and a bathroom. On the ground floor two bedrooms with en-suite are proposed, a lounge/dining area and kitchen are also proposed. On the first floor three bedrooms are proposed with en-suites and a bathroom is also proposed. On the second floor three bedrooms are proposed with en-suites and a bathroom is also proposed.

The existing garage is proposed to be demolished and replaced by a single storey extension. This extension will also contain the bin and bike store.

The existing render is proposed to be removed and replaced with new smooth white render.

Upon carrying out a site visit, the external works have been completed and as such, the application is considered on a part-retrospective basis.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-H 3	Type, Size and Design of New Housing
JP-H 4	Density of New Housing

9. Places for People

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C2 Focusing on regeneration areas and economic growth corridors /
areas

C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

20/01352/FUL - Change of use and conversion of existing dwelling into 10 bedroom House in Multiple Occupation (HMO) including erection of three-storey side extension following demolition of exiting single storey side extension – Refuse

22/01142/FUL - Change of use from dwelling to 9 no. bedroom House in Multiple Occupation including two storey side extension together with external alterations, following demolition of existing single storey garage – Refuse

CONSULTATION RESPONSES

The Coal Authority

No comments received to date

Highways And Engineering

No objections

Env Health - Noise/Odours

No objections

Strategic Housing - HMO

No objections

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and a site notice has been displayed in the vicinity. No comments have been received.

ANALYSIS

Principle of Development

The proposal is for an 8 bed HMO with each person sharing basic amenities, which is 'sui generis' use not falling within any use class defined in the Town and Country Planning (Use Classes) Order 1987 as amended (only HMO's for up to six individuals encompassing shared facilities, fall within Use Class C4 (Houses in Multiple Occupations)) and the development proposal is a material change of use of the building.

The site is within the Defined Urban Area under Policy G/D/1 and is a predominantly residential area and the development is considered acceptable in principle.

Housing standards and residential amenity

The Housing Act 2004 introduced a licensing requirement for larger HMOs. The proposal falls within the Act's definition of an HMO by way of the intention of it to be occupied by more than one household and in which more than one household shares an amenity, and is: the household's only or main residence; a refuge by persons escaping domestic violence; during term-time by students; or some other purpose prescribed by regulations.

The Council's HMO department has been consulted and provided a response. They have confirmed the proposed plans meet the HMO standards and raised no objections. However, it is important to highlight that HMO standards require smaller room sizes than the nationally described space standards. Planning applications for HMOs must be assessed against the latter. Officers are satisfied that the application meets the space standards.

Protection of residential amenity is considered under Paragraph 135 of the NPPF which states developments should ensure a high standard of amenity for existing and future users. Policy DM1 of the adopted Rochdale Core Strategy also states development proposals should ensure they "do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."

The proposal would provide adequate light to all habitable rooms.

There is very limited outdoor amenity space provided – save for a narrow strip of land to the rear of the building. The SPD requires an amount of garden space to be provided to meet the reasonable needs of occupiers. The surrounding dwellings have sufficient garden space in relation to the dwelling, this site only has small strip of land at the rear of the property. This strip of land has been maintained throughout the development and is considered small in relation to the dwelling and the surrounding dwellings. There is little room for drying clothes or sitting out, however it is noted the dwelling could lawfully consist of six people and on balance the intensification of a maximum of two people will reside at the dwelling and therefore the garden space is considered acceptable.

Noise and Disturbance

Policy G9 of the adopted Core Strategy also requires new development does not have impacts that lead to an unacceptable in noise (inter alia) pollution.

With regards to the subdivision of dwellings, or conversion into a HMO, paragraph 4.12 of the SPD states:

“The subdivision of a property to create additional dwellings or Houses in Multiple Occupation (HMO) can intensify the level of occupation and may give rise to additional noise and disturbance. Neighbouring residents may be affected adversely, either directly, through party walls, or indirectly, as a result of increased traffic movements and parking problems. Large detached dwellings are generally more suitable for sub-division into smaller units; terraced properties, unless large, are less suited to this form of development because of noise transmission through party walls and the likelihood that any on-street parking problems which may exist will be compounded.”

The property is detached and currently has 5 bedrooms, with 8 bedrooms proposed. This is considered an intensification of the use as there will be more people coming and going from the 8 individuals residing there. With the existing dwelling being detached, and having space to accommodate 6 people as part of a household, officers need to consider the matter of noise and disturbance in terms of the increase to 8 people, and the way in which they are living as individuals. The Council's Environmental Health Officer was consulted and raised no objections to the application on noise grounds. Neighbours have been consulted and no objections have been received. Having regard to the matters above, it is considered that the difference between the existing use and the proposed use is not so significant as to warrant refusal of the application on the grounds of noise and disturbance to neighbours.

Privacy

The Guidelines and Standards for Residential Development sets out in section 4.1 space standards new development should adhere to, '10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room'. The single storey complies with these standards.

No concerns are raised with regards to a loss of privacy as the proposal would not introduce any direct facing upper floor windows, and would not offer any unacceptable vantage points into surrounding garden areas.

Overall, it is considered that the proposal would result in a satisfactory standard of visual amenity and would accord with the aims of Policies P3 and DM1 of the adopted Core Strategy, the SPD and the NPPF.

Character and Appearance

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the

Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

PfE Policy JP-P1 sets out the ambition for Greater Manchester to become one of the most liveable cities in the world, consisting of a series of beautiful, healthy and varied places and sets out a number of requirements for new development to adhere to which generally conform to the guidance set out in the documents linked above. This includes creating places which respect and acknowledge the character and identity of the locality and are visually stimulating, creating interesting and imaginative environments.

External alterations have been completed and consist of replacing the existing render with smooth new white render. The dwelling was previously rendered white with brown UPVC windows. The dwelling has been newly rendered white and all windows and doors have been changed to consist of grey UPVC windows, guttering and door.

The single storey side extension has been completed and finished in the same white render with a flat roof. The surrounding dwellings are predominately single storey dwellings that consist of red brick, however white render is considered acceptable as the dwelling was originally rendered.

Overall, and on balance, it is considered that the proposal would result in a satisfactory standard of design and would accord with the aims of Policies P3 and DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways and refuse collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The submitted plans demonstrate that bins and bikes will be stored within the side extension and therefore will not block the highway and this is considered acceptable.

The Council's Highways Officer has been consulted and raised no objections. It is acknowledged the development will result in an increase in parking demand (but typically with low levels of car ownership), and provides no dedicated car parking however it is not expected to result in a detrimental impact on the highway.

As such it is considered the proposal would comply with highway safety and would accord with Core Strategy Policy T2 and the NPPF.

RECOMMENDATION

GRANT subject to the following conditions;

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. This permission relates to the following plans and reports:

Location Plan
Proposed Elevations P-202
Proposed Floor Plans P-100

and the development shall not be carried out other than in complete accordance with these drawings and details hereby approved.

Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with policies of the adopted Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Aimee Bovaird